

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		BRATTLE DR, ARLINGTON

OWNERSHIP

OWNERSHIP		Unit #:	
Owner 1:	NOSTALGIA PROPERTIES LLC		
Owner 2:			
Owner 3:			
Street 1:	39 BRIGHTON AVE		
Street 2:			
Twn/City:	BOSTON		
St/Prov:	MA	Cntry	Own Occ: N
Postal:	02134	Type:	

PREVIOUS OWNER

Owner 1:	JOHNSON ELBRIDGE S JR TR -		
Owner 2:	-		
Street 1:	50 GROVE ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains .199 Sq. Ft. of land mainly classified as Apts. 8 Plus with a Apt- Garden Building built about 1954, having primarily Stucco Exterior and 11480 Square Feet, with 14 Units, 14 Baths, 0 3/4 Bath, 0 HalfBath, 28 Rooms, and 14 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Area
112	Apts. 8 Plus		8658		Sq. Ft.	Site
112	Apts. 8 Plus		14		No. of Un	Site

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
112	8658.000	1,271,100	7,100	889,000	2,167,200
Total Card	0.199	1,271,100	7,100	889,000	2,167,200
Total Parcel	0.199	1,271,100	7,100	889,000	2,167,200
Source: Market Adj Cost	Total Value per SQ unit /Card:			188.78	/Parcel: 188.78

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	112	FV	1,271,100	7100	8,658.	889,000	2,167,200		Year end	12/23/2021
2021	112	FV	1,271,100	7100	8,658.	847,000	2,125,200		Year End Roll	12/10/2020
2020	112	FV	1,215,200	7100	8,658.	770,000	1,992,300	1,992,300	Year End Roll	12/18/2019
2019	112	FV	1,005,700	7400	8,658.	770,000	1,783,100	1,783,100	Year End Roll	1/3/2019
2018	112	FV	1,005,700	7400	8,658.	770,000	1,783,100	1,783,100	Year End Roll	12/20/2017
2017	112	FV	866,100	7400	8,658.	630,000	1,503,500	1,503,500	Year End Roll	1/3/2017
2016	112	FV	866,100	7400	8,658.	630,000	1,503,500	1,503,500	Year End	1/4/2016
2015	112	FV	761,300	7600	8,658.	532,000	1,300,900	1,300,900	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
7/6/2021	I & E Return	MM	Mary M
10/2/2018	MEAS&NOTICE	PH	Patrick H
4/1/2016	I & E Return	EMK	Ellen K
2/19/2009	Meas/Inspect	197	PATRIOT
11/10/2000	Hearing N/C		
1/12/2000	Meas/Inspect	243	PATRIOT
10/21/1998		PM	Peter M

Sign:
VERIFICATION OF VISIT NOT DATA
//_/___

Total AC/HA: 0.19876	Total SF/SM: 8658	Parcel LUC: 112	Apts. 8 Plus	Prime NB Desc	APT AVG		Total: 889,000	Spl Credit		Total: 889,000
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